| 006.A | 0003 | 0012.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 550,600 | / | 550,600 |
| USE VALUE: | 550,600 | / | 550,600 |
| ASSESSED: | 550,600 | / | 550,600 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 141 | | HERBERT RD, ARLINGTON |

## OWNERSHIP

Unit #: 2

| | |
|---|---|
| Owner 1: | CAVIN THOMAS EDWARD & ERICA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 141 HERBERT RD UNIT 2 |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | HESSENBRUCH ARNE - |
| Owner 2: | - |
| Street 1: | 141 HERBERT RD #2 |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1924, having primarily Vinyl Exterior and 1312 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 102 | 0.000 | 550,600 | | | 550,600 |
| Total Card | 0.000 | 550,600 | | | 550,600 |
| Total Parcel | 0.000 | 550,600 | | | 550,600 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 419.66 | /Parcel: 419.66

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## User Acct

230369

## GIS Ref

## GIS Ref

## Insp Date

05/11/18

!14623!

## PREVIOUS ASSESSMENT

Parcel ID 006.A-0003-0012.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 102 | FV | 550,600 | 0 | . | | 550,600 | | Year end | 12/23/2021 |
| 2021 | 102 | FV | 535,000 | 0 | . | | 535,000 | | Year End Roll | 12/10/2020 |
| 2020 | 102 | FV | 527,300 | 0 | . | | 527,300 | 527,300 | Year End Roll | 12/18/2019 |
| 2019 | 102 | FV | 501,500 | 0 | . | | 501,500 | 501,500 | Year End Roll | 1/3/2019 |
| 2018 | 102 | FV | 445,000 | 0 | . | | 445,000 | 445,000 | Year End Roll | 12/20/2017 |
| 2017 | 102 | FV | 406,800 | 0 | . | | 406,800 | 406,800 | Year End Roll | 1/3/2017 |
| 2016 | 102 | FV | 406,800 | 0 | . | | 406,800 | 406,800 | Year End | 1/4/2016 |
| 2015 | 102 | FV | 376,900 | 0 | . | | 376,900 | 376,900 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 19:22:30 |

## LAST REV

| Date | Time |
|---|---|
| 05/11/18 | 11:00:54 |
| danam | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 14623

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| HESSENBRUCH ARN | 57382-188 | | 8/31/2011 | | 365,000 | No | No | | |
| GEORGE NICHOLAS | 33319-65 | | 7/26/2001 | | 359,000 | No | No | 4 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 7/15/2015 | 958 | Manual | 9,820 | | 7/15/2015 | | | Various repairs to |
| 7/15/2015 | 956 | Re-Roof | 11,890 | | 7/15/2015 | | | Strip and re-roof. |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 5/11/2018 | Measured | DGM | D Mann |
| 2/20/2002 | External Ins | PM | Peter M |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 102 | Condo | | 0 | | Sq. Ft. | Site | | 0 | 0. | 0.00 | 7238 | | | | | | | | | | | | | | | | |

| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 102 | Condo | Prime NB Desc | CONDO | Total: | | Spl Credit | | Total: | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 99 - Condo Conv | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BLUE | | |
| View / Desir: | N - NONE | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1924 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | 1 | Rating: | Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | 2 - 2nd Floor |
| % Own: | 54.900001526 |
| Name: | |

## DEPRECIATION

| | | |
|---|---|---|
| Phys Cond: | GV - Good-VG | 10. % |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 10.8 % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 305.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.98990101 |
| Adj $ / SQ: | 407.592 |
| Other Features: | 72250 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 617318 |
| Depreciation: | 66670 |
| Depreciated Total: | 550648 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | 2 |
| Totals | | | |
| 1 | 8 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 407.59 |
| Special Features: | 0 | Val/Su Net: | 329.70 |
| Final Total: | 550600 | Val/Su SzAd | 419.66 |

## SKETCH

Undisplayed Areas:
GLA: 1312
EFP: 214
WDK: 144

8

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| GLA | Gross Liv Ar | 1,312 | 407.590 | 534,760 |
| EFP | Enclos Porch | 214 | 39.540 | 8,462 |
| WDK | Deck | 144 | 12.810 | 1,845 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 1,670 | | | Total: | 545,067 |
| Size Ad | 1312 | Gross Area | 1670 | FinArea | 1312 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## PARCEL ID

006.A-0003-0012.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|